



The Department of BUILDING SERVICES

December 2001
Sixth Edition



THIS ISSUE:

<i>Mechanical & Electrical Code Adoptions</i>	1
<i>Alternate Materials & Methods</i>	2
<i>Construction Site Access</i>	2
<i>News & Notes</i>	3
<i>Additional Inspection Fees</i>	4

Upcoming Events & Points of Interest:

- **MISSION STATEMENT:**
"Our Mission is to encourage and promote safe, quality development and construction in the City of Salina."
- **NOTICE:** The next Plumbing, Mechanical and Electrical Contractors meeting is scheduled for January 30 at 7:00 PM in the Bi-Center, Room 201.
- **HOLIDAY HOURS:** All City offices will be closed on December 24 & 25. The Building Services Department will be OPEN on Martin Luther King Day (January 21, 2002) and on President's Day (February 18, 2002).
- **REMINDER:** Inspection Record Cards must be posted at the building site and located as to permit the inspector to access both sides of the card.
- **BUILDING CODES & ADVISORY BOARD:** The BCAAB is regularly scheduled to meet the second Tuesday of every month. The next scheduled meeting is January 8, 2002 in Room 107 of the City/County Building.

ADOPTION OF THE 1997 MECHANICAL CODE & 1999 ELECTRICAL CODE:

The department goal of adopting all updated model codes by December 31, 2001 was recently met with the adoption of the 1997 Uniform Mechanical Code and the 1999 National Electrical Code. Earlier this year, the 1997 Uniform Building Code and the 1997 Uniform Plumbing Code were adopted. In early 2002, staff and the Building Codes Advisory and Appeals Board will begin evaluation of the 2000 International Codes.

The 1997 Uniform Mechanical Code, adopted on November 1, 2001, includes several local amendments. Overall, there were not significant differences between the 1994 and 1997 versions. In addition to carrying over current local amendments, a few additional local amendments were adopted as follows:

- 1) Sec. 8-284 (504.3.2.1) Extension of the allowable length of dryer venting.
- 2) Sec. 8-285 (910.8) Allow greater height before requiring the initial installation of an access ladder and eliminating the ladder requirement for replacement of mechanical equipment.

The 1999 Electrical Code was adopted on December 1, 2001. In addition to carrying over current local amendments, one additional local amendment was adopted as follows:

- 1) Sec. 8-68 Allows the use of plenum rated non-metallic sheathed cable in return air ducts.

The following is a list of the current building codes adopted by the City of Salina. The Building Codes Advisory Board recommends all code adoptions to the City Commission for their approval. Code adoptions take place throughout the year in an attempt to stay current with the surrounding communities and current business practices.

1997 Uniform Building Code
1997 Uniform Plumbing Code
1997 Uniform Mechanical Code
1994 Uniform Fire Code
1999 National Electrical Code
1988 Uniform Sign Code

If you have any proposed revisions or comments regarding any of these code adoptions, please give us a call or stop by the office. For additional information on local code amendments, please contact the Department of Building Services.



ALTERNATE METHODS OR MATERIAL APPROVAL:

As a trade utilizes technology or new methods of performing tasks it may be necessary to amend a particular code or approve a practice that is not currently addressed in the code. City staff realizes that codes will sometimes lag behind the development of new technologies and thus it is necessary to view the code as a "working document."

If a particular product, method or technology is new to a field and the code does not recognize it, the code can be amended or staff can administratively approve it. The new product or method will need to be brought to the attention of City staff. Staff will research the proposal to see if it meets the intent of the code. Input from tradesman or contractors on the performance of the product or method is welcomed by staff.

For example, City staff was asked to evaluate a new copper joint system to determine if it could be utilized in the City of Salina. The system, Rigid's ProPress Crimp Joint, was not specifically recognized in the Code language as an approved type of joint. After researching the system, it was staff's opinion that the system met the intent of the Code and could be approved as an Alternative Method as provided in section 301.2. Also, staff provided an amendment to the 1997 Uniform Plumbing Code that was approved by the Building Codes and Appeals Board, which recognizes this type of joint by all manufacturers, thus not giving proprietary approval to a single manufacturer. As part of the approval, the Board provided that this new

technology can be utilized as long as whatever product is used is approved and listed by a recognized testing agency. Similar accommodations have been made for acceptance of PEX water pipe, Corrugated Stainless Steel Gas pipe and ventless gas-burning appliances.

Building Code Amendments or interpretations of new technology do not occur on a daily basis, however as new technology is developed it is necessary to work with the code to allow for such technology. The utilization of new methods or technology is encouraged by City staff, however the technology must be proven as an acceptable practice by that particular trade and meet the intent of the code.

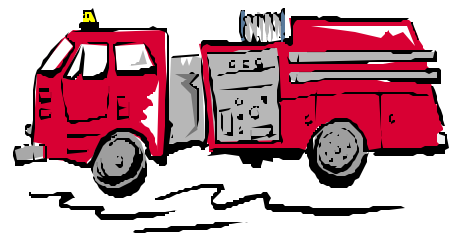
ACCESS TO CONSTRUCTION SITES:

One of the most important aspects of fire safety and emergency response is to maintain adequate access to the site while construction is ongoing. While it may be possible for construction vehicles such as a large dump truck to access the site it may not be possible for an ambulance or fire engine to negotiate through the construction terrain. Therefore, the 1994 Uniform Fire Code, Article 87 applies to construction site access.

The Fire Department responds to several calls throughout the year to construction sites for fire suppression or medical attention. These types of calls present unique challenges to emergency response as the construction site environment can change from

day-to-day. However, Section 902 of the Uniform Fire Code requires that as a minimum, an access road 20 feet wide must be within 150 feet of the construction site. This access road must be able to provide all-weather access for emergency vehicles.

Emergency access to the site will be reviewed at the building permit stage and throughout the project. Furthermore, Fire Department Staff may identify additional access or other requirements that are relevant to a site that are not specifically listed in the U.F.C. However, City staff understands that construction site access can change as the project progresses and is willing to work with the contractor to ensure the



safety of the site.

In addition, fire extinguishers must be provided at the construction site, while the buildings are under construction. If it is a new site, water mains and hydrants need to be installed and operational prior to construction. If you have any questions regarding emergency access, fire extinguishers, or hydrant installation please contact the Fire Department at 826-7340.

NEWS & NOTES

\$ FEE SCHEDULE \$

In September 2001 a revised fee schedule for the Department of Building Services went into effect. Future fee changes will occur in December with an effective date of January 1 and the new fee schedule will be included in the December, Newsletter. This change will ensure that all affected parties know when fee schedule changes occur as well as what the new fees are proposed to be. All new fee schedules and fee schedule changes are first approved by the Building Codes & Advisory Board and then approved by the City Commission. **Included in this newsletter is a listing of the current fees.**

THREE YEAR LICENSE PROGRAM

During meetings with the Plumbing, Mechanical and Electrical contractors it was requested that the City consider changing the license period from 1 to 3 years. The Building Codes Advisory and Appeals Board recommended and the City Commission approved the change. Thus, effective January 1, 2002 the license period for licensed craftsman and contractors will change from (1) one to (3) years. This change applies to plumbing, mechanical, electrical, industrial and mobile home licenses. To reflect the change in the term of a license, fees will change according as follows:

- 1) Licensed Contractor - \$150 for 3 years
- 2) Licensed Craftsman - \$35 for 3 years (Master/Journeyman)
- 3) Licensed Craftsman - \$25 for 3 years (Apprentice)

The laminated license card must be carried with the craftsman or tradesman and is subject to inspection by staff.

REPLACING ELECTRICAL PANELS

Article 384-13 of the National Electric Code states that all panel board circuits and circuit modifications shall be legibly identified as to purpose or use on a circuit directory located on the face of or inside of the panel doors. It is staff's determination that if a new panel board is installed, it must meet all current code requirements, which results in all new and existing circuits being identified.

RE-USE OF GAS APPLIANCE FLEX CONNECTOR

The code does allow for the re-use as long as the connector is in satisfactory condition. However, caution should be utilized to ensure that the old connector is adequately sized, especially if the connector is 3/8" or

smaller ID. The Plumbing Code in Section 1212.9 exception (4) and Table 12-9 give the requirements for sizing flex connectors. A review of Table 12-9 indicates that a 1/4" ID flex connector longer than 18" would not be adequate for the BTU rating of most water heaters. If a connector is improperly sized or not in good condition an additional inspection will be required to fix the problem.

OBTAINING A CERTIFICATE OF OCCUPANCY

Per the Uniform Building Code, Section 109.1 "no building or structure shall be used or occupied until the building official has issued a Certificate of Occupancy." This section does apply to new residential homes. To schedule a final inspection please contact us at least 3-4 days in advance before the buyer will be closing on or occupying the home. The final inspection will be scheduled at a specific date and time. The contractor or authorized representative will need to be present at the final inspection. At the conclusion of the inspection, a Certificate of Occupancy will be issued or a correction list of items that need to be corrected or completed will be given to the contractor. These items will need to be corrected and re-inspected prior to occupying or closing on the home. One example of an item that is required prior to the issuance of a Certificate of Occupancy is an elevation certificate if the home is built in a designated floodplain area.

BUILDING OFFICIAL REPLACEMENT

Due to the upcoming resignation of Michael Peterson, Building Official, the City of Salina will be conducting a nation-wide search for a replacement. Applications are currently be accepted and will be accepted until December 20, 2001. A job application and job description are available at the Human Resources Department, 300 West Ash, Room 200, P.O. Box 736, Salina, KS 67402-0736, 785-309-5710. Also, you can contact them by e-mail at human.resources@salina.org

PLAN REVIEW GOALS

It is City staff's goal to have the turn around time for new residential homes building permits completed and issued within 5 working days. Due to complexity, the benchmark goal for new commercial building permits is to complete the plan review and mail out the plan review letter in 15 working days. Usually, other miscellaneous permits such as electrical or mechanical modifications to existing buildings can be completed within 3 days or less.

Department of Building
Services
300 W. Ash
Room 201
P.O. Box 736

Phone: (785) 309-5715
FAX: (785) 309-5713
EMAIL:
building.services@salina.org

Visit the City Website
at www.ci.salina.ks.us

The Department of Building Services now has its own web page that is accessible from the City's Homepage. To view the web page click on the Building Services icon from the Department's page.

ADDITIONAL INSPECTION FEES:

The fees for a building permit includes the plan review, which is necessary to approve the permit for issue and the required inspections such as, but not limited to, footing, framing, electrical, plumbing, gas & water piping, and above ceiling inspections. The City of Salina, unlike most cities does not charge a specific plan review fee. Also, each permit includes one inspection for a Temporary Certificate of Occupancy (if necessary) and one inspection for a Certificate of Occupancy. If you request a final inspection that results in a TCO being issued, there will be no charge for the inspection. However, if there are additional inspections between the first TCO and an inspection that results in the issuance of a Certificate of Occupancy, there will be additional inspection charges.

One of the most common instances that require additional inspections that are not covered by the original building permit fee is when the decision is made to occupy the facility in phases. Even though the occupation of one part of a facility may be independent of another section of the facility the building permit was issued for the entire project, thus additional inspection fees are applied. Another common instance when additional inspections are required is when the site work such as grading, seeding, and or other miscellaneous site items are not completed at the same time the structure is ready to be occupied. A TCO can be issued for the structure, but the building permit encompasses the entire project which includes landscape plans, grading plans, and detention basins. As a result, additional inspections are needed to ensure that these site related items are completed then additional fees are applied. **Additional inspection fees are currently \$37.00 per department represented.**



Department of Building Services

300 West Ash Street ♦ P.O. Box 736
Salina, Kansas 67402-0736
TELEPHONE (785) 309-5715
FAX (785) 309-5713